

Zoning Commission Minutes

**March 1, 2012
3:00 pm**

Chairman Russ Hoff called the meeting of the Stark County Zoning Commission to order. Members present were Russ Hoff, Jay Elkin, Joe Frenzel, Chuck Steffan, Duane Grundhauser, Kurt Froelich and Larry Messer, Sue Larsen was absent. Also present were Assistant States Attorney Jim Hope, Zoning Director Diane Brines and Auditor Kay Haag.

Duane Grundhauser moved to approve the minutes from the February 2nd, 2012 meeting. Larry Messer seconded. All voted Aye and motion carried.

Chairman Hoff opened the public hearing on a request from Ken Heck. The request was for a zoning change from Agricultural to Industrial to erect a shop with truck parking and a Conditional Use Permit for campers and trailers. The location being part of Lots 11 and 12, Section 5, Township 140, Range 99. Chairman Hoff asked for anyone to speak for or against the zoning change. Chairman Hoff closed the public hearing.

Jay Elkin made a motion to recommend to the Stark County Board of Commissioners the denial of a zoning change from Agricultural to Industrial. Joe Frenzel seconded. Roll call vote. All voted Aye and the motion carried.

Chairman Hoff opened the public hearing on a request from Kevin Carroll/Carroll Drilling. The request was for a zoning change from Agricultural to Agricultural/Residential with plat to be known as Arch Bow Estates. The location being in the SE4 Section 18, Township 140, Range 96 containing 15.91 acres. Chairman Hoff asked for anyone to speak for or against the zoning change. Chairman Hoff closed the public hearing.

Jay Elkin made a motion to recommend to the Stark County Board of Commissioners the denial of a zoning change from Agricultural to Agricultural/Residential. Duane Grundhauser seconded. Roll call vote. All voted Aye and the motion carried.

Chairman Hoff opened the public hearing on a request from Richard Jones. The request was for a Conditional Use Permit on Agricultural land for two RV spaces. The location being a tract in the NW4 Section 9, Township 140, Range 96 containing 3.1 acres. Chairman Hoff asked for anyone to speak for or against the zoning change. Chairman Hoff closed the public hearing.

Joe Frenzel made a motion to recommend to the Stark County Board of Commissioners the denial of a Conditional Use Permit. Jay Elkin seconded. Roll call vote. All voted Aye and the motion carried.

Chairman Hoff opened the public hearing on a request from Lunette Hondl. The request was for a Conditional Use Permit on Agricultural land for 1 – 12 campers. The location being Lots 9 and 10, Section 6, Township 140, Range 95 containing approximately 5 - 10 acres. Chairman Hoff asked for anyone to speak for or against the zoning change. Chairman Hoff closed the public hearing.

Chuck Steffan made a motion to recommend to the Stark County Board of Commissioners the denial of a Conditional Use Permit. Jay Elkin seconded. Roll call vote. All voted Aye and the motion carried.

Chairman Hoff opened the public hearing on a request from EDOG Manifest, LLC. The request was for a zoning change from Agricultural to Industrial to allow for construction of a natural gas liquids facility to process raw natural gas. The location being in the S2 of Section 10, Township 139, Range 97. Chairman Hoff asked for anyone to speak for or against the zoning change. Gaylon Baker, Stark County Development presented a letter of support for the project. Glen Larsen spoke against the project. Chairman Hoff closed the public hearing.

Jay Elkin made a motion to table the zoning change request from Agricultural to Industrial for Bob Angerer, representing EDOG Manifest, LLC., due to past performance regarding open pits. Duane Grundhauser seconded. Roll call vote. All voted Aye with Joe Frenzel voting Nay and the motion carried.

Chairman Hoff opened the public hearing on a request from Byron Richard/Location Service Inc. The request was for a zoning change from Agricultural to Industrial for the construction and operation of a treatment facility supporting the oil and gas industry. The location being in the N2NE4 of Section 16, Township 138, Range 99. Chairman Hoff asked for anyone to speak for or against the zoning change. Tom Tessier and Connie Fulton voiced concerns regarding road visibility and drainage issues. Byron Richard agreed with their concerns and was in favor of engineer study of the land. Brad Riley reported Martin Construction was in the process of putting together a treatment facility. Chairman Hoff closed the public hearing.

Jay Elkin made a motion to table the zoning change request from Agricultural to Industrial until the technical review by Kadrmas, Lee & Jackson is complete. Joe Frenzel seconded. Roll call vote. All voted Aye and the motion carried.

Chuck Steffan moved to adjourn. Duane Grundhauser seconded.